

High Density in Norman
Session 5

“Design”
August 13, 2012

❖ **Green Table**
Question 1

Where

Why

Downtown

walkable, sidewalk buffer from buildings
from buildings from parking
uniqueness of buildings

Campus Corner

Places with WiFi

sociability

Hastings

outside seating, WiFi

OU Campus

seating, trees, clock, nicely choreographed
space,

Dog Park

outside seating

Country places
(ie Lake Thunderbird)

freedom (run dogs, fish wildlife)

Library

Andrews Park

flow, close to Library, city hall, places to go
open space, water park, close to down town

Duck Pond

bridges, meandering sidewalks

Core Norman

residential architecture, historic, no big
parking lots

Campus

feel safe, bike cops, underground spaces

Housing on Pickard between
Boyd & Imhoff

Airport

Incorporating older existing architecture into
newer developments

❖ Green Table (cont)

Ed Noble Parkway
Riverwalk

Basements

University Christian Church

Pastor

Question 2

Where - Anyplace

Comfort Factor

L.A. Observatory

middle of metro on mountain
top, can see city

Saltgrass Restaurant

atmosphere, honey butter, game on tv

Petroleum Club Restaurant

height, view

Devil's Mountain

whimsical

Gay bar

safe, not sports bar

Chouse

concerts, refreshments, sociability

Feelings of: safety, open and all accessible,
space, free, security, place, whimsy,
aesthetics

Amarillo

street art

Westend Market
Place Dallas

dynamic light show

Bricktown

integrated businesses within the area

Galveston Boardwalk

enough space for lots of people, do not feel
crowded

❖ Green Table (cont)

Las Vegas	connecting overhead and underground walkways
Dallas	light rail
New Orleans	trolleys

Parking lots with landscaping

No summary clearly indicated

❖ Pink Table

Question 1

The Mont

Outdoor space, misting system and heaters

Campus Corner

Asp between White and Boyd, like angled parking, wider sidewalks are better, big windows right on sidewalk – easier to see merchandise, slower traffic

Andrews Park

Childhood memories, good place for children

McFarlin Church

Core Area in general

So much to see, do, lots of diversity

Flood on West, Lindsey to South, 12th on East, Robinson to North

Not cookie cutter like Summit Lakes

Front porches, visiting with neighbors

Faculty Heights

Brookhaven Village

Proximity to places to go (shops/restaurants/post office) denser housing

Diversity in style

Lots of parking

Reeves Park

Playground area, Medieval Fair

Arboretum

OU Campus

Artwork, sculpture, landscaping, architecture, safe/secure

❖ **Pink Table (cont)**

Campus Corner

Attractive, intimate, people-friendly, inviting but parking is a problem

Question 2

Welcoming atmosphere

Safe environment

Intimate

Plaza atmosphere

Landscaping (public art) to break up spaces

Patios at restaurants

Stevens Street in Calgary

Pocket Parks

Shade from buildings

Plaza or Central Square

With park in middle

Boston Commons

Kansas City

Movement, opportunity to watch people

Economic viability to make areas vital

Attractive to investors

Question 1 Summary:

Mont

Campus Corner

Core Area/Neighborhoods

Question 2 Summary:

Safety

Socially welcoming

Outdoor space

Landscaping, treed,

Plazas, patios, public art

Successful, viable

❖ Light Blue Table

Question 1

Top 5 - Like

Where

1. Campus Corner
2. Downtown Main Street
(University – Porter)
3. University
North & South ovals
Lions Park
Historic/Core Neighborhoods
N, E and W of campus
4. Andrews & Reeves Park & Lions
Mont
Chipolti cut thru
Duck Pond
5. Brookhaven Village

Roundabout

Why

Walk, Scale, Open spaces
Scale, variety, walkability

Walkability, architecture, building masses,
benches
Open spaces, Summer Breeze
Scale, trees, narrow roads
Well maintained
Historic Amphitheater
Scale, outdoor dining
Outdoor dining

Walkable, smaller/local business
Uniform design
Design – Public Art
Landscaping

Don't Like

Where

Ed Noble Parkway
Porter Corridor
University North Park

Why

Too many automobiles
Poor design – no walkability
Too many cars; too many surface parking
lots

Questions 2

Top 5

1. Architecture – Taos, Old Cross Timbers Restaurant
5. Bass Performance Hall (Ft. Worth) (Sundance Square)
Open space with landscaping
4. Public Squares – London, Rome
Pedestrian zones
2. Santa Fe – Cathedral, Trees and Park setting, benches
Mass transit makes travel easy to access public spaces
3. Boulder CO, accessibility to work, play, living, public transportation, bike
lanes, open space

❖ **Light Blue Table (cont)**

5a. Paseo OKC

Safety – visibility, lighting

High quality design

Sense of enclosure

Sense of place – character, settings, unique, central meeting area, music, art

The Plaza – Kansas City

❖ **Yellow Table**

Question 1

Number of retirees that rely upon rental property for income.

1. Campus Corner

Walkable

Narrow streets

Big sidewalks

More “human” feel

Better parking would be nice – not necessarily more

Green space

The Mont – Swirl

Owen Field – victories

2. OU Campus because of green space

Blend of architecture

OU – original architecture

Campus area (to Faculty Heights to Berry)

What was here originally should not be destroyed. Destroying an atmosphere/character. Preserve original atmosphere.

If you replace with similar buildings

The charm of original Norman

Good public transportation system

Norman is the best town in OK for wheelchairs

Good accessibility

Adequate ADA parking and accessibility

Do not like University North Park – but might be the best place for high density

Some areas of core Norman are acceptable for high density – but not in or near residential neighborhoods

❖ **Yellow Table (cont)**

2. Downtown

Some potential

Restaurants

Entertainment

Art District (art walks)

Revitalize downtown Norman

Mixed use high density could revitalize downtown Norman

Like “public” feel of game day

-closed to car traffic. Walkability, biking and non-car transportation modes

Adequate parking is paramount

Top 5 – Question 1

1. Campus Corner

2. OU Campus

3. Downtown

4. Public feel of big social events

5. Lake Thunderbird

Question 2

Trees

History

Green space

Nature

When people know you

Neighborhoods (W of campus, E of campus, N Flood Street)

Livable streets

Accessibility (transportation, walking, mobility device)

Safety

Good lighting

Predictable social events

Adequate traffic control in high density developments

Sense of community

Neighborhood atmosphere

With increased population, Norman has maintained its “small town” feel

Historical neighborhoods

Planning and marketing analysis

❖ **Yellow Table (cont)**

Top 5 – Question 2

1. Green space
2. History/historical design
3. Small town, neighborhood feel
4. Accessibility/safety/ lighting
5. Socio-economic diversity

❖ **White Table**

Question 1

Campus Corner – can walk to, people around

Livable place (401)

Cherokee Gothic

Sculptures

Architecture in older neighborhoods

Loves area near Dakota and Berry

Eastside Norman – can walk to drug stores, grocery – sense of open spaces

Campus Corner – charming, relax comfortable

Feels like home because of Boomer Theater/nostalgia

Open spaces

Downtown

Sooner Theater

Depot

Walking along train tracks

East likes open spaces

Oil derrick

Likes narrower streets in Berry and Dakota

Look out for each other

Lake Thunderbird – open space should never be developed

Likes smaller town feel – higher density for big cities

Like dedicated bike routes and lanes

Biking and walking need to be supported by development

Need to maintain open space well landscaped (fountains etc and space with no development)

Street trees should be maintained

Like scale of architecture in down and Campus Corner

❖ **White Table (cont)**

Like architecture of Campus Cherokee Gothic

Neighborhoods, Campus Corner Eastside

Secure, ambiance

Must have things I like to do

Must be able to bike

Feel children are safe

Feel safe – Nature

Refreshing to soul not a lot of people around

Walk everywhere and feel safe even at night

Smaller scale is comfortable

Like to be out in nature.

Like views

Parks with places to sit where you don't hear traffic

No trash – need trash cans

A sense of connection like urban environment

Like Main Street – Campus Corner because livable

Like walkable scale

Buildings need to be well maintained

Relaxed pace – no hustle

No smoke

Not crowded

Quiet enough to hear bells chime

Like sound of train

People recognize at grocery store

Small town feel

Connection to history - Heritage

Quiet

Small town feel – not overcrowded

Safety

Nature scenic view (open space)

Walking and biking

Emotional connection to history of place

Top 5 Question 1

1. Downtown
2. Campus Corner
3. Lake Thunderbird
4. Core Norman

Top 5 Question 2

1. Atmosphere
2. Sociability
3. Safety
4. Open and all accessible
5. Aesthetics

❖ Tan Table

Question 1

Legacy Trail

- Walkability
- See various parts of town
- Good scale
- Variety of scale
- Visually interesting

West Norman (specifically 48th and Tecumseh)

- Wide open spaces
- Close to stores

Campus Corner

- People are encouraged to walk
- Unique to Oklahoma
- Variety of uses
- Lots to do in a small area
- Architecture
- Small surprises
- Small vistas
- Small frontages
- Outdoor seating areas
- Holes-in-the-wall places

Downtown

- Territorial-era architecture
- Consistent environment
- Harmonious

Midway Market

- Mixed use in a neighborhood
- Menu

University-area Neighborhoods

- Variety of architecture
- Walkable
- Shady
- Comfortable

❖ Tan Table (cont)

Central Campus

- Beautiful architecture
- Sounds and sights
- Very green
- Cool and shady
- Walkable and bikable

Brookhaven Square

- Nice design
- Not walkable
- Linear and horizontal
- Starbucks is not a drive-thru
- Starbucks and Cool Greens have nice outdoor seating area—well used

Carriage Plaza

- Comfortable scale
- Nice masonry and lighting details
- Heavily landscaped
- Shady

Southridge Addition Neighborhood

- Nice variety of architecture
- Shady
- green

Question 2

Human scale

- A place with anchors (e.g. Campus Corner has McFarlin, Whitehand Hall, OU)
- Mature landscaping
- Level changes at a human scale (e.g. seating walls) that respond to terrain
- Texture and variety in architecture
- Urban open space
- Presence of landmarks
- People-watching places
- Concentration of civic resources around OKC Museum of Art
- Utica Square in Tulsa
 - Shady
 - Shops dominate the visual environment

❖ Tan Table (cont)

Parking recedes into background
Riverside Drive in Tulsa
Honors the river landscape
Outdoor seating areas
Intimate scale
Walkability
Heavy tree canopy in urban environments (like Sacramento)
Built environments that relate to the past and the natural environment
Contrast in modern and historic buildings when scale is compatible
Woodbury, CT
Huge variety of residential architecture 1600-2000
Loosely controlled historic district
Pleasing blend of old and new
Don't like idea of design regulations in general

Priorities

Question 1: Places in Norman

1. Campus Corner
 - Walkable
 - Variety of uses
 - Human scale
2. Downtown
 - Architecture
3. University-area neighborhoods
 - Variety of architecture
 - Shady
 - Walkable
4. Central Campus
 - Shady
 - Cool
 - walkable

❖ Tan Table (cont)

Question 2: Places in Norman

1. Human scale
2. Mature landscaping
3. Variety of uses
4. Variety of architecture
5. People-watching places

❖ Blue Table

Question 1

2nd Friday Art Walk

See friends

Campus Corner

Good flow

Sense of community

Sooner Theatre and area

Architecture

Legacy Trail

Walking

Biking

History

Fire House Art Center/Lions Park

Great family activities

Would like to see underground parking

Train Depot

Architecture

Montford Inn and other Bed & Breakfasts

Casa Blanca

Scale and style

Andrews Park

Reaves Park

Sutton Wilderness

Many neighborhoods

Summer Breeze

Diversity

❖ Blue Table (cont)

Question 2

Diversity

So many good things to do

Presence of museums, sports, art, concerts

Sense of community

Need safer bikeways

Manageable traffic

Mobility

Civility of residents

Europe safety and mobility

Depot

Architecture and green space

Peaceful, soothing setting

People watching

Question 1 Top 5

1. Downtown, Sooner Theatre, Depot, Art Walk, Legacy Train
2. Campus Corner—good flow from commercial into neighborhoods
3. Parks and Rec facilities—diversity of activities, safety, family orientation
4. Neighborhoods—variety and sense of community
5. Diversity of all kinds

Question 2 Top 5

1. Accessibility, mobility and scale
2. Sense of community
3. Sense of safety
4. Places to watch people
5. Activities—variety and diversity

❖ **Salmon Table**

Question 1: Places We Like

Area between Main/Classen/Lindsey/Flood
Campus Corner
Student Union
Classen Boyd area
Downtown
Events at Robinson Crossing/Brookhaven
Lions Park and Andrews Park
Legacy Park when built out
Lake Thunderbird

Why We Like Those Places

Feeling of safety
Scale
Walkability
Nostalgia/sense of history/sense of place and identity
Unique ?
Vibrancy of area
Cozy intimate scale
Openness of space

Question 2

Well-designed public space
 Myriad Garden
Water—features—natural
Safe
Clean
Accessible
Accessible by public transportation
Washington DC parks—all work together
Outdoor café options
Weather
Florida—weather, golf, oceans
Colorado—Colorado Springs serenity, quiet, mountains, cool
Gunnison, CO—zero crime rate
Charleston, SC—beauty, history, romance
San Diego—weather, food, boardwalk, downtown, ocean
Washington, DC—public spaces, always something to do, walkability, history

❖ **Salmon Table (cont)**

Vermont—four seasons, scenery, small towns, history

Question 1 Top 5

Cozy intimacy

Vibrant

Unique

Non-chain restaurants

Question 2 Top 5

1. Weather
2. Pleasant scenery, visual context
3. Entertainment—vibrancy, culture
4. Sense of place—history, safety, design
5. Accessibility

Miscellaneous comment:

Subject for discussion: Given that Norman has ordinances that regulate apartment buildings, would it be appropriate than any consideration for new high density/high rise projects in core Norman that MAY or may nor require zoning changes be deferred until after our dialogues have resolved this issue?

Comments by participants should be recorded on group report.